

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI
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TAXATION DISTRICT 002 TOWN OF ALBION
 COUNTY 13 DANE
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	201,200	112,500	178.84	248.63	260.00	24.37	0.0	1.39
	IMPROVED	13	2,276,300	1,918,200	118.67	118.25	113.80	10.40	84.6	1.00
	TOTAL	17	2,477,500	2,030,700	122.00	148.92	115.31	35.20	58.8	1.22
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	2,095,500	1,500,000	139.70	139.70	139.70	0.00	100.0	1.00
	TOTAL	1	2,095,500	1,500,000	139.70	139.70	139.70	0.00	100.0	1.00
TOTAL	VACANT	4	201,200	112,500	178.84	248.63	260.00	24.37	0.0	1.39
	IMPROVED	14	4,371,800	3,418,200	127.90	119.78	114.18	11.24	71.4	0.94
	TOTAL	18	4,573,000	3,530,700	129.52	148.41	117.09	33.90	50.0	1.15

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	0	0.0	6.5	50.0	4.5	34.6	0	0.0	2	15.4	0	0.0
	TOTAL	17	0	0.0	0	0.0	1	5.9	7.5	44.1	2.5	14.7	0	0.0	3	17.7	3	17.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
	IMPROVED	14	0	0.0	0	0.0	1	7.1	6	42.9	4	28.6	1	7.1	2	14.3	0	0.0
	TOTAL	18	0	0.0	0	0.0	2	11.1	7	38.9	2	11.1	1	5.6	3	16.7	3	16.7

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**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 004 TOWN OF BERRY

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	107,500	510,000	21.08	124.87	124.87	90.20	0.0	5.92
	IMPROVED	5	1,438,800	1,188,700	121.04	139.40	113.06	40.44	40.0	1.15
	TOTAL	7	1,546,300	1,698,700	91.03	135.25	113.06	57.35	28.6	1.49
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	107,500	510,000	21.08	124.87	124.87	90.20	0.0	5.92
	IMPROVED	5	1,438,800	1,188,700	121.04	139.40	113.06	40.44	40.0	1.15
	TOTAL	7	1,546,300	1,698,700	91.03	135.25	113.06	57.35	28.6	1.49

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	5	0	0.0	1	20.0	0	0.0	1.5	30.0	.5	10.0	0	0.0	0	0.0	2	40.0
	TOTAL	7	1	14.3	1	14.3	0	0.0	1.5	21.4	.5	7.1	0	0.0	0	0.0	3	42.9
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	5	0	0.0	1	20.0	0	0.0	1.5	30.0	.5	10.0	0	0.0	0	0.0	2	40.0
	TOTAL	7	1	14.3	1	14.3	0	0.0	1.5	21.4	.5	7.1	0	0.0	0	0.0	3	42.9

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 006 TOWN OF BLACK EARTH

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	746,900	753,000	99.19	98.26	95.39	3.98	100.0	0.99
	TOTAL	3	746,900	753,000	99.19	98.26	95.39	3.98	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	746,900	753,000	99.19	98.26	95.39	3.98	100.0	0.99
	TOTAL	3	746,900	753,000	99.19	98.26	95.39	3.98	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 008 TOWN OF BLOOMING GROVE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	5,200	36,500	14.25	14.25	14.25	0.00	100.0	1.00
	IMPROVED	21	3,433,500	3,473,200	98.86	106.57	104.39	22.06	52.4	1.08
	TOTAL	22	3,438,700	3,509,700	97.98	102.37	103.20	25.27	45.5	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	5,200	36,500	14.25	14.25	14.25	0.00	100.0	1.00
	IMPROVED	21	3,433,500	3,473,200	98.86	106.57	104.39	22.06	52.4	1.08
	TOTAL	22	3,438,700	3,509,700	97.98	102.37	103.20	25.27	45.5	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	21	1	4.8	1	4.8	4	19.1	4.5	21.4	6.5	31.0	1	4.8	1	4.8	2	9.5
	TOTAL	22	1	4.6	2	9.1	4	18.2	4	18.2	6	27.3	2	9.1	1	4.6	2	9.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	21	1	4.8	1	4.8	4	19.1	4.5	21.4	6.5	31.0	1	4.8	1	4.8	2	9.5
	TOTAL	22	1	4.6	2	9.1	4	18.2	4	18.2	6	27.3	2	9.1	1	4.6	2	9.1

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 010 TOWN OF BLUE MOUNDS

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	303,500	320,000	94.84	94.84	94.84	0.00	100.0	1.00
	TOTAL	1	303,500	320,000	94.84	94.84	94.84	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	303,500	320,000	94.84	94.84	94.84	0.00	100.0	1.00
	TOTAL	1	303,500	320,000	94.84	94.84	94.84	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 012 TOWN OF BRISTOL

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	7	632,000	405,900	155.70	166.14	177.22	20.99	28.6	1.07
	IMPROVED	27	8,014,100	7,557,900	106.04	110.79	110.40	9.25	74.1	1.04
	TOTAL	34	8,646,100	7,963,800	108.57	122.19	112.19	17.80	64.7	1.13
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	358,200	210,000	170.57	170.57	170.57	0.00	100.0	1.00
	TOTAL	1	358,200	210,000	170.57	170.57	170.57	0.00	100.0	1.00
TOTAL	VACANT	7	632,000	405,900	155.70	166.14	177.22	20.99	28.6	1.07
	IMPROVED	28	8,372,300	7,767,900	107.78	112.92	111.17	10.79	75.0	1.05
	TOTAL	35	9,004,300	8,173,800	110.16	123.57	112.44	18.73	62.9	1.12

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	7	0	0.0	2	28.6	1	14.3	.5	7.1	1.5	21.4	2	28.6	0	0.0	0	0.0
	IMPROVED	27	0	0.0	1	3.7	2	7.4	10.5	38.9	9.5	35.2	3	11.1	1	3.7	0	0.0
	TOTAL	34	0	0.0	1	2.9	3	8.8	13	38.2	9	26.5	2	5.9	2	5.9	4	11.8
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	7	0	0.0	2	28.6	1	14.3	.5	7.1	1.5	21.4	2	28.6	0	0.0	0	0.0
	IMPROVED	28	0	0.0	1	3.6	2	7.1	11	39.3	10	35.7	2	7.1	1	3.6	1	3.6
	TOTAL	35	0	0.0	1	2.9	3	8.6	13.5	38.6	8.5	24.3	2	5.7	2	5.7	5	14.3

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 014 TOWN OF BURKE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	5	444,900	399,500	111.36	122.47	137.57	19.31	60.0	1.10
	IMPROVED	25	7,408,700	6,661,400	111.22	113.83	112.20	10.76	72.0	1.02
	TOTAL	30	7,853,600	7,060,900	111.23	115.27	112.32	13.65	60.0	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	789,800	842,500	93.74	96.46	91.46	12.90	75.0	1.03
	TOTAL	4	789,800	842,500	93.74	96.46	91.46	12.90	75.0	1.03
TOTAL	VACANT	5	444,900	399,500	111.36	122.47	137.57	19.31	60.0	1.10
	IMPROVED	29	8,198,500	7,503,900	109.26	111.43	110.85	11.75	69.0	1.02
	TOTAL	34	8,643,400	7,903,400	109.36	113.05	111.53	14.17	58.8	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	5	0	0.0	2	40.0	0	0.0	.5	10.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	25	0	0.0	0	0.0	4	16.0	8.5	34.0	9.5	38.0	2	8.0	0	0.0	1	4.0
	TOTAL	30	0	0.0	0	0.0	6	20.0	9	30.0	9	30.0	3	10.0	2	6.7	1	3.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0
TOTAL	VACANT	5	0	0.0	2	40.0	0	0.0	.5	10.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	29	0	0.0	0	0.0	6	20.7	8.5	29.3	11.5	39.7	2	6.9	0	0.0	1	3.5
	TOTAL	34	0	0.0	0	0.0	8	23.5	9	26.5	11	32.4	3	8.8	2	5.9	1	2.9

TAXATION DISTRICT	016	TOWN OF CHRISTIANA
COUNTY	13	DANE
EQ ADMIN AREA	76	MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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TAXATION DISTRICT 018 TOWN OF COTTAGE GROVE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	233,400	245,500	95.07	107.36	90.76	25.43	66.7	1.13
	IMPROVED	18	4,201,500	3,908,500	107.50	115.60	101.89	18.85	72.2	1.08
	TOTAL	21	4,434,900	4,154,000	106.76	114.42	101.78	19.93	66.7	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	521,300	401,800	129.74	129.74	129.74	0.00	100.0	1.00
	TOTAL	1	521,300	401,800	129.74	129.74	129.74	0.00	100.0	1.00
TOTAL	VACANT	3	233,400	245,500	95.07	107.36	90.76	25.43	66.7	1.13
	IMPROVED	19	4,722,800	4,310,300	109.57	116.34	102.00	19.27	68.4	1.06
	TOTAL	22	4,956,200	4,555,800	108.79	115.12	101.89	20.25	63.6	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3		0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	18		0	0.0	0	0.0	9	50.0	4	22.2	3	16.7	0	0.0	2	11.1
	TOTAL	21		0	0.0	0	0.0	9.5	45.2	4.5	21.4	3	14.3	0	0.0	3	14.3
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1		0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1		0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3		0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	19		0	0.0	0	0.0	9.5	50.0	3.5	18.4	4	21.1	0	0.0	2	10.5
	TOTAL	22		0	0.0	0	0.0	10	45.5	4	18.2	4	18.2	0	0.0	3	13.6

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TAXATION DISTRICT 020 TOWN OF CROSS PLAINS

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	2,109,600	2,110,000	99.98	99.98			0.0	1.00
	TOTAL	6	2,109,600	2,110,000	99.98	99.98			0.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	2,109,600	2,110,000	99.98	99.98			0.0	1.00
	TOTAL	6	2,109,600	2,110,000	99.98	99.98			0.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 022 TOWN OF DANE
 COUNTY 13 DANE
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	82,000	22,000	372.73	372.73	372.73	0.00	100.0	1.00
	IMPROVED	2	461,600	467,500	98.74	97.17	97.17	9.16	100.0	0.98
	TOTAL	3	543,600	489,500	111.05	189.02	106.07	89.40	33.3	1.70
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	82,000	22,000	372.73	372.73	372.73	0.00	100.0	1.00
	IMPROVED	2	461,600	467,500	98.74	97.17	97.17	9.16	100.0	0.98
	TOTAL	3	543,600	489,500	111.05	189.02	106.07	89.40	33.3	1.70

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3

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TAXATION DISTRICT 024 TOWN OF DEERFIELD

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	2,221,300	2,235,850	99.35	100.50	101.23	4.06	100.0	1.01
	TOTAL	8	2,221,300	2,235,850	99.35	100.50	101.23	4.06	100.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	2,221,300	2,235,850	99.35	100.50	101.23	4.06	100.0	1.01
	TOTAL	8	2,221,300	2,235,850	99.35	100.50	101.23	4.06	100.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 026 TOWN OF DUNKIRK

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	18,800	17,700	106.21	106.21	106.21	0.00	100.0	1.00
	IMPROVED	8	2,011,300	1,975,300	101.82	101.30	101.88	12.51	62.5	0.99
	TOTAL	9	2,030,100	1,993,000	101.86	101.85	103.65	11.20	66.7	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	18,800	17,700	106.21	106.21	106.21	0.00	100.0	1.00
	IMPROVED	8	2,011,300	1,975,300	101.82	101.30	101.88	12.51	62.5	0.99
	TOTAL	9	2,030,100	1,993,000	101.86	101.85	103.65	11.20	66.7	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	2	25.0	2	25.0	3	37.5	0	0.0	1	12.5	0	0.0
	TOTAL	9	0	0.0	1	11.1	1	11.1	2.5	27.8	3.5	38.9	0	0.0	1	11.1	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	2	25.0	2	25.0	3	37.5	0	0.0	1	12.5	0	0.0
	TOTAL	9	0	0.0	1	11.1	1	11.1	2.5	27.8	3.5	38.9	0	0.0	1	11.1	0	0.0

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TAXATION DISTRICT 028 TOWN OF DUNN

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	300,800	280,000	107.43	107.43	107.43	0.00	100.0	1.00
	IMPROVED	36	11,235,600	10,614,700	105.85	580.46	100.15	482.70	80.6	5.48
	TOTAL	37	11,536,400	10,894,700	105.89	567.67	100.00	470.50	81.1	5.36
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	480,000	480,000	100.00	100.00	100.00	0.00	100.0	1.00
	TOTAL	1	480,000	480,000	100.00	100.00	100.00	0.00	100.0	1.00
TOTAL	VACANT	1	300,800	280,000	107.43	107.43	107.43	0.00	100.0	1.00
	IMPROVED	37	11,715,600	11,094,700	105.60	567.47	100.00	470.30	81.1	5.37
	TOTAL	38	12,016,400	11,374,700	105.64	555.37	100.15	457.49	81.6	5.26

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	36	0	0.0	0	0.0	1	2.8	17	47.2	12	33.3	3	8.3	2	5.6	1	2.8
	TOTAL	37	0	0.0	0	0.0	1	2.7	17.5	47.3	12.5	33.8	3	8.1	2	5.4	1	2.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	37	0	0.0	0	0.0	1	2.7	17.5	47.3	12.5	33.8	3	8.1	2	5.4	1	2.7
	TOTAL	38	0	0.0	0	0.0	1	2.6	18	47.4	13	34.2	3	7.9	2	5.3	1	2.6

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TAXATION DISTRICT 032 TOWN OF MADISON

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	18	2,589,000	2,257,200	114.70	122.74	113.35	20.79	50.0	1.07
	TOTAL	18	2,589,000	2,257,200	114.70	122.74	113.35	20.79	50.0	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	1,924,700	1,175,000	163.80	160.52	160.52	32.09	0.0	0.98
	TOTAL	2	1,924,700	1,175,000	163.80	160.52	160.52	32.09	0.0	0.98
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	20	4,513,700	3,432,200	131.51	126.52	113.35	23.25	50.0	0.96
	TOTAL	20	4,513,700	3,432,200	131.51	126.52	113.35	23.25	50.0	0.96

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	4	22.2	5	27.8	4	22.2	1	5.6	1	5.6	3	16.7
	TOTAL	18	0	0.0	0	0.0	4	22.2	5	27.8	4	22.2	1	5.6	1	5.6	3	16.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	20	0	0.0	0	0.0	4	20.0	6	30.0	4	20.0	1	5.0	1	5.0	4	20.0
	TOTAL	20	0	0.0	0	0.0	4	20.0	6	30.0	4	20.0	1	5.0	1	5.0	4	20.0

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TAXATION DISTRICT 034 TOWN OF MAZOMANIE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	930,000	840,500	110.65	113.91	109.14	9.21	66.7	1.03
	TOTAL	3	930,000	840,500	110.65	113.91	109.14	9.21	66.7	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	930,000	840,500	110.65	113.91	109.14	9.21	66.7	1.03
	TOTAL	3	930,000	840,500	110.65	113.91	109.14	9.21	66.7	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0

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TAXATION DISTRICT 036 TOWN OF MEDINA

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	909,900	782,180	116.33	116.75	117.76	7.84	100.0	1.00
	TOTAL	4	909,900	782,180	116.33	116.75	117.76	7.84	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	909,900	782,180	116.33	116.75	117.76	7.84	100.0	1.00
	TOTAL	4	909,900	782,180	116.33	116.75	117.76	7.84	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 038 TOWN OF MIDDLETON
 COUNTY 13 DANE
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	22	3,021,700	3,909,800	77.29	88.23	86.46	24.43	40.9	1.14
	IMPROVED	52	26,928,900	25,795,550	104.39	104.78	106.08	8.94	82.7	1.00
	TOTAL	74	29,950,600	29,705,350	100.83	99.86	100.58	14.20	66.2	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	2,322,800	1,985,400	116.99	112.06	121.80	19.95	33.3	0.96
	TOTAL	3	2,322,800	1,985,400	116.99	112.06	121.80	19.95	33.3	0.96
TOTAL	VACANT	22	3,021,700	3,909,800	77.29	88.23	86.46	24.43	40.9	1.14
	IMPROVED	55	29,251,700	27,780,950	105.29	105.18	106.52	9.92	81.8	1.00
	TOTAL	77	32,273,400	31,690,750	101.84	100.34	100.63	14.85	63.6	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	22	1	4.6	2	9.1	3	13.6	5	22.7	4	18.2	4	18.2	0	0.0	3	13.6
	IMPROVED	52	0	0.0	0	0.0	4	7.7	22	42.3	21	40.4	5	9.6	0	0.0	0	0.0
	TOTAL	74	3	4.1	3	4.1	7	9.5	24	32.4	25	33.8	7	9.5	5	6.8	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
TOTAL	VACANT	22	1	4.6	2	9.1	3	13.6	5	22.7	4	18.2	4	18.2	0	0.0	3	13.6
	IMPROVED	55	0	0.0	2	3.6	3	5.5	22.5	40.9	22.5	40.9	4	7.3	1	1.8	0	0.0
	TOTAL	77	3	3.9	3	3.9	8	10.4	24.5	31.8	24.5	31.8	10	13.0	4	5.2	0	0.0

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TAXATION DISTRICT 040 TOWN OF MONTROSE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	657,200	637,600	103.07	117.22	121.48	16.94	50.0	1.14
	TOTAL	4	657,200	637,600	103.07	117.22	121.48	16.94	50.0	1.14
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	154,300	200,000	77.15	77.15	77.15	0.00	100.0	1.00
	TOTAL	1	154,300	200,000	77.15	77.15	77.15	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	811,500	837,600	96.88	109.21	110.16	20.94	20.0	1.13
	TOTAL	5	811,500	837,600	96.88	109.21	110.16	20.94	20.0	1.13

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	2	40.0	.5	10.0	.5	10.0	2	40.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	2	40.0	.5	10.0	.5	10.0	2	40.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
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TAXATION DISTRICT 042 TOWN OF OREGON

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	20	6,651,400	5,909,250	112.56	111.97	107.14	14.34	70.0	0.99
	TOTAL	20	6,651,400	5,909,250	112.56	111.97	107.14	14.34	70.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	20	6,651,400	5,909,250	112.56	111.97	107.14	14.34	70.0	0.99
	TOTAL	20	6,651,400	5,909,250	112.56	111.97	107.14	14.34	70.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	20	0.0	1	5.0	1	5.0	8	40.0	6	30.0	2	10.0	0	0.0	2	10.0
	TOTAL	20	0.0	1	5.0	1	5.0	8	40.0	6	30.0	2	10.0	0	0.0	2	10.0
2 - COMMERCIAL	VACANT	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	20	0.0	1	5.0	1	5.0	8	40.0	6	30.0	2	10.0	0	0.0	2	10.0
	TOTAL	20	0.0	1	5.0	1	5.0	8	40.0	6	30.0	2	10.0	0	0.0	2	10.0

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TAXATION DISTRICT 044 TOWN OF PERRY

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	345,200	249,600	138.30	170.81	196.60	19.24	66.7	1.24
	TOTAL	3	345,200	249,600	138.30	170.81	196.60	19.24	66.7	1.24
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	345,200	249,600	138.30	170.81	196.60	19.24	66.7	1.24
	TOTAL	3	345,200	249,600	138.30	170.81	196.60	19.24	66.7	1.24

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	1	33.3	0	0.0	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	1	33.3	0	0.0	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	1	33.3	0	0.0	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	1	33.3	0	0.0	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 046 TOWN OF PLEASANT SPRINGS

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	14	5,679,300	5,090,250	111.57	132.76	107.95	31.81	57.1	1.19
	TOTAL	14	5,679,300	5,090,250	111.57	132.76	107.95	31.81	57.1	1.19
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	14	5,679,300	5,090,250	111.57	132.76	107.95	31.81	57.1	1.19
	TOTAL	14	5,679,300	5,090,250	111.57	132.76	107.95	31.81	57.1	1.19

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	14	0	0.0	0	0.0	1	7.1	6	42.9	2	14.3	2	14.3	0	0.0	3	21.4
	TOTAL	14	0	0.0	0	0.0	1	7.1	6	42.9	2	14.3	2	14.3	0	0.0	3	21.4
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	14	0	0.0	0	0.0	1	7.1	6	42.9	2	14.3	2	14.3	0	0.0	3	21.4
	TOTAL	14	0	0.0	0	0.0	1	7.1	6	42.9	2	14.3	2	14.3	0	0.0	3	21.4

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT 048 TOWN OF PRIMROSE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	166,800	195,000	85.54	85.54	85.54	0.00	100.0	1.00
	TOTAL	1	166,800	195,000	85.54	85.54	85.54	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	166,800	195,000	85.54	85.54	85.54	0.00	100.0	1.00
	TOTAL	1	166,800	195,000	85.54	85.54	85.54	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 050 TOWN OF ROXBURY

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	1,787,600	1,831,000	97.63	100.59	103.20	12.71	71.4	1.03
	TOTAL	7	1,787,600	1,831,000	97.63	100.59	103.20	12.71	71.4	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	1,787,600	1,831,000	97.63	100.59	103.20	12.71	71.4	1.03
	TOTAL	7	1,787,600	1,831,000	97.63	100.59	103.20	12.71	71.4	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	1	14.3	0	0.0	2.5	35.7	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	7	0	0.0	1	14.3	0	0.0	2.5	35.7	2.5	35.7	1	14.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	1	14.3	0	0.0	2.5	35.7	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	7	0	0.0	1	14.3	0	0.0	2.5	35.7	2.5	35.7	1	14.3	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 052 TOWN OF RUTLAND

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	104,600	114,500	91.35	91.35	91.35	0.00	100.0	1.00
	IMPROVED	6	1,686,500	1,623,450	103.88	103.51	104.11	4.44	100.0	1.00
	TOTAL	7	1,791,100	1,737,950	103.06	101.77	103.43	5.50	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	104,600	114,500	91.35	91.35	91.35	0.00	100.0	1.00
	IMPROVED	6	1,686,500	1,623,450	103.88	103.51	104.11	4.44	100.0	1.00
	TOTAL	7	1,791,100	1,737,950	103.06	101.77	103.43	5.50	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	3.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	3.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 054 TOWN OF SPRINGDALE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	91,800	105,000	87.43	87.43	87.43	0.00	100.0	1.00
	IMPROVED	7	2,699,500	2,205,900	122.38	118.97	115.72	6.10	85.7	0.97
	TOTAL	8	2,791,300	2,310,900	120.79	115.03	115.71	8.39	75.0	0.95
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	91,800	105,000	87.43	87.43	87.43	0.00	100.0	1.00
	IMPROVED	7	2,699,500	2,205,900	122.38	118.97	115.72	6.10	85.7	0.97
	TOTAL	8	2,791,300	2,310,900	120.79	115.03	115.71	8.39	75.0	0.95

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	8	0	0.0	0	0.0	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	8	0	0.0	0	0.0	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	0	0.0

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TAXATION DISTRICT 056 TOWN OF SPRINGFIELD

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	6	711,700	983,750	72.35	78.89	64.22	33.72	66.7	1.09
	IMPROVED	14	5,360,300	5,283,500	101.45	108.70	103.45	15.95	71.4	1.07
	TOTAL	20	6,072,000	6,267,250	96.88	99.76	96.97	25.42	40.0	1.03
2 - COMMERCIAL	VACANT	1	2,200	4,000	55.00	55.00	55.00	0.00	100.0	1.00
	IMPROVED	1	317,000	256,362	123.65	123.65	123.65	0.00	100.0	1.00
	TOTAL	2	319,200	260,362	122.60	89.33	89.33	38.43	0.0	0.73
TOTAL	VACANT	7	713,900	987,750	72.28	75.48	62.77	31.34	71.4	1.04
	IMPROVED	15	5,677,300	5,539,862	102.48	109.70	104.25	16.01	73.3	1.07
	TOTAL	22	6,391,200	6,527,612	97.91	98.81	96.97	26.32	36.4	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	0	0.0	0	0.0	1	16.7
	IMPROVED	14	0	0.0	0	0.0	1	7.1	6	42.9	4	28.6	1	7.1	0	0.0	2	14.3
	TOTAL	20	1	5.0	3	15.0	2	10.0	4	20.0	4	20.0	3	15.0	0	0.0	3	15.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
TOTAL	VACANT	7	0	0.0	0	0.0	1	14.3	2.5	35.7	2.5	35.7	0	0.0	0	0.0	1	14.3
	IMPROVED	15	0	0.0	0	0.0	1	6.7	6.5	43.3	4.5	30.0	1	6.7	0	0.0	2	13.3
	TOTAL	22	1	4.6	4	18.2	2	9.1	4	18.2	4	18.2	4	18.2	0	0.0	3	13.6

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 058 TOWN OF SUN PRAIRIE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	3,542,000	3,272,500	108.24	112.13	114.60	9.77	75.0	1.04
	TOTAL	12	3,542,000	3,272,500	108.24	112.13	114.60	9.77	75.0	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	3,542,000	3,272,500	108.24	112.13	114.60	9.77	75.0	1.04
	TOTAL	12	3,542,000	3,272,500	108.24	112.13	114.60	9.77	75.0	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	2	16.7	4	33.3	5	41.7	1	8.3	0	0.0	0	0.0
	TOTAL	12	0	0.0	0	0.0	2	16.7	4	33.3	5	41.7	1	8.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	2	16.7	4	33.3	5	41.7	1	8.3	0	0.0	0	0.0
	TOTAL	12	0	0.0	0	0.0	2	16.7	4	33.3	5	41.7	1	8.3	0	0.0	0	0.0

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TAXATION DISTRICT 060 TOWN OF VERMONT

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	356,000	370,000	96.22	95.96	95.96	5.02	100.0	1.00
	TOTAL	2	356,000	370,000	96.22	95.96	95.96	5.02	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	356,000	370,000	96.22	95.96	95.96	5.02	100.0	1.00
	TOTAL	2	356,000	370,000	96.22	95.96	95.96	5.02	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 062 TOWN OF VERONA
 COUNTY 13 DANE
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	54,700	50,000	109.40	109.40	109.40	0.00	100.0	1.00
	IMPROVED	13	4,300,200	3,890,400	110.53	115.86	112.90	16.36	46.2	1.05
	TOTAL	14	4,354,900	3,940,400	110.52	115.39	111.15	15.66	50.0	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	54,700	50,000	109.40	109.40	109.40	0.00	100.0	1.00
	IMPROVED	13	4,300,200	3,890,400	110.53	115.86	112.90	16.36	46.2	1.05
	TOTAL	14	4,354,900	3,940,400	110.52	115.39	111.15	15.66	50.0	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	3	23.1	3.5	26.9	2.5	19.2	3	23.1	0	0.0	1	7.7
	TOTAL	14	0	0.0	0	0.0	3	21.4	4	28.6	3	21.4	3	21.4	0	0.0	1	7.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	3	23.1	3.5	26.9	2.5	19.2	3	23.1	0	0.0	1	7.7
	TOTAL	14	0	0.0	0	0.0	3	21.4	4	28.6	3	21.4	3	21.4	0	0.0	1	7.1

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TAXATION DISTRICT 064 TOWN OF VIENNA

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	88,200	105,000	84.00	84.00	84.00	0.00	100.0	1.00
	IMPROVED	8	2,063,700	2,115,000	97.57	101.89	92.34	16.77	75.0	1.04
	TOTAL	9	2,151,900	2,220,000	96.93	99.90	88.51	16.12	77.8	1.03
2 - COMMERCIAL	VACANT	1	225,000	383,800	58.62	58.62	58.62	0.00	100.0	1.00
	IMPROVED	1	1,914,100	1,400,000	136.72	136.72	136.72	0.00	100.0	1.00
	TOTAL	2	2,139,100	1,783,800	119.92	97.67	97.67	39.98	0.0	0.81
TOTAL	VACANT	2	313,200	488,800	64.08	71.31	71.31	17.80	0.0	1.11
	IMPROVED	9	3,977,800	3,515,000	113.17	105.76	96.16	19.00	66.7	0.93
	TOTAL	11	4,291,000	4,003,800	107.17	99.50	88.51	21.21	63.6	0.93

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	1	12.5	0	0.0	1	12.5
	TOTAL	9	0	0.0	0	0.0	0	0.0	4.5	50.0	2.5	27.8	1	11.1	0	0.0	1	11.1
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	0	0.0	4.5	50.0	1.5	16.7	1	11.1	1	11.1	1	11.1
	TOTAL	11	0	0.0	1	9.1	0	0.0	4.5	40.9	2.5	22.7	1	9.1	0	0.0	2	18.2

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TAXATION DISTRICT 066 TOWN OF WESTPORT

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	244,200	240,000	101.75	101.75	101.75	0.00	100.0	1.00
	IMPROVED	34	18,900,700	20,003,400	94.49	101.45	102.94	8.31	85.3	1.07
	TOTAL	35	19,144,900	20,243,400	94.57	101.46	102.68	8.12	85.7	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	88,300	62,000	142.42	142.42	142.42	0.00	100.0	1.00
	TOTAL	1	88,300	62,000	142.42	142.42	142.42	0.00	100.0	1.00
TOTAL	VACANT	1	244,200	240,000	101.75	101.75	101.75	0.00	100.0	1.00
	IMPROVED	35	18,989,000	20,065,400	94.64	102.62	103.20	9.14	82.9	1.08
	TOTAL	36	19,233,200	20,305,400	94.72	102.59	102.94	8.94	83.3	1.08

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	34	0	0.0	0	0.0	4	11.8	13	38.2	16	47.1	1	2.9	0	0.0	0	0.0
	TOTAL	35	0	0.0	0	0.0	4	11.4	13.5	38.6	16.5	47.1	1	2.9	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	35	0	0.0	0	0.0	4	11.4	13.5	38.6	15.5	44.3	1	2.9	1	2.9	0	0.0
	TOTAL	36	0	0.0	0	0.0	4	11.1	14	38.9	16	44.4	1	2.8	1	2.8	0	0.0

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TAXATION DISTRICT 068 TOWN OF WINDSOR

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	16	1,070,000	774,200	138.21	146.77	158.77	17.92	50.0	1.06
	IMPROVED	47	9,101,500	8,616,910	105.62	108.74	100.42	14.38	72.3	1.03
	TOTAL	63	10,171,500	9,391,110	108.31	118.39	103.37	22.48	57.1	1.09
2 - COMMERCIAL	VACANT	2	40,300	24,500	164.49	109.32	109.32	63.41	0.0	0.66
	IMPROVED	2	1,327,800	1,635,000	81.21	97.35	97.35	19.85	0.0	1.20
	TOTAL	4	1,368,100	1,659,500	82.44	103.33	97.35	45.53	0.0	1.25
TOTAL	VACANT	18	1,110,300	798,700	139.01	142.61	158.77	20.78	50.0	1.03
	IMPROVED	49	10,429,300	10,251,910	101.73	108.27	100.42	14.58	69.4	1.06
	TOTAL	67	11,539,600	11,050,610	104.43	117.49	103.37	23.70	55.2	1.13

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	16	2	12.5	2	12.5	2	12.5	2	12.5	6	37.5	2	12.5	0	0.0	0	0.0
	IMPROVED	47	0	0.0	0	0.0	0	0.0	23.5	50.0	10.5	22.3	9	19.2	1	2.1	3	6.4
	TOTAL	63	0	0.0	0	0.0	4	6.4	27.5	43.7	8.5	13.5	9	14.3	1	1.6	13	20.6
2 - COMMERCIAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	4	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
TOTAL	VACANT	18	3	16.7	2	11.1	2	11.1	2	11.1	7	38.9	2	11.1	0	0.0	0	0.0
	IMPROVED	49	0	0.0	0	0.0	1	2.0	23.5	48.0	10.5	21.4	10	20.4	1	2.0	3	6.1
	TOTAL	67	1	1.5	0	0.0	5	7.5	27.5	41.1	9.5	14.2	9	13.4	1	1.5	14	20.9

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**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 070 TOWN OF YORK

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	58,300	70,000	83.29	83.29	83.29	0.00	100.0	1.00
	IMPROVED	2	547,900	438,000	125.09	127.14	127.14	12.18	100.0	1.02
	TOTAL	3	606,200	508,000	119.33	112.52	111.65	17.72	33.3	0.94
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	58,300	70,000	83.29	83.29	83.29	0.00	100.0	1.00
	IMPROVED	2	547,900	438,000	125.09	127.14	127.14	12.18	100.0	1.02
	TOTAL	3	606,200	508,000	119.33	112.52	111.65	17.72	33.3	0.94

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0

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TAXATION DISTRICT 106 VILLAGE OF BELLEVILLE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	32,800	12,700	258.27	258.27	258.27	0.00	100.0	1.00
	IMPROVED	13	2,321,300	1,981,100	117.17	120.37	120.54	12.50	53.9	1.03
	TOTAL	14	2,354,100	1,993,800	118.07	130.22	121.01	19.69	50.0	1.10
2 - COMMERCIAL	VACANT	2	488,200	387,386	126.02	126.07	126.07	1.90	100.0	1.00
	IMPROVED	1	589,300	611,000	96.45	96.45	96.45	0.00	100.0	1.00
	TOTAL	3	1,077,500	998,386	107.92	116.20	123.67	8.63	66.7	1.08
TOTAL	VACANT	3	521,000	400,086	130.22	170.14	128.47	34.92	66.7	1.31
	IMPROVED	14	2,910,600	2,592,100	112.29	118.66	119.73	13.12	42.9	1.06
	TOTAL	17	3,431,600	2,992,186	114.69	127.75	121.47	17.81	52.9	1.11

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	3	23.1	3.5	26.9	3.5	26.9	3	23.1	0	0.0	0	0.0
	TOTAL	14	0	0.0	0	0.0	3	21.4	4	28.6	3	21.4	3	21.4	0	0.0	1	7.1
2 - COMMERCIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	14	0	0.0	0	0.0	4	28.6	3	21.4	3	21.4	4	28.6	0	0.0	0	0.0
	TOTAL	17	0	0.0	0	0.0	4	23.5	4.5	26.5	4.5	26.5	3	17.7	0	0.0	1	5.9

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TAXATION DISTRICT 107 VILLAGE OF BLACK EARTH

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	2,299,100	2,102,900	109.33	112.21	108.11	14.08	58.3	1.03
	TOTAL	12	2,299,100	2,102,900	109.33	112.21	108.11	14.08	58.3	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	2,299,100	2,102,900	109.33	112.21	108.11	14.08	58.3	1.03
	TOTAL	12	2,299,100	2,102,900	109.33	112.21	108.11	14.08	58.3	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	2	16.7	4	33.3	3	25.0	1	8.3	2	16.7	0	0.0
	TOTAL	12	0	0.0	0	0.0	2	16.7	4	33.3	3	25.0	1	8.3	2	16.7	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	2	16.7	4	33.3	3	25.0	1	8.3	2	16.7	0	0.0
	TOTAL	12	0	0.0	0	0.0	2	16.7	4	33.3	3	25.0	1	8.3	2	16.7	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 108 VILLAGE OF BLUE MOUNDS

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	134,100	57,900	231.61	231.66	231.66	12.62	100.0	1.00
	IMPROVED	1	284,400	274,000	103.80	103.80	103.80	0.00	100.0	1.00
	TOTAL	3	418,500	331,900	126.09	189.04	202.41	25.87	33.3	1.50
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	134,100	57,900	231.61	231.66	231.66	12.62	100.0	1.00
	IMPROVED	1	284,400	274,000	103.80	103.80	103.80	0.00	100.0	1.00
	TOTAL	3	418,500	331,900	126.09	189.04	202.41	25.87	33.3	1.50

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0

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TAXATION DISTRICT 109 VILLAGE OF BROOKLYN

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	50,200	60,000	83.67	83.67	83.67	0.00	100.0	1.00
	IMPROVED	10	1,883,200	1,858,800	101.31	101.60	101.92	5.18	90.0	1.00
	TOTAL	11	1,933,400	1,918,800	100.76	99.97	101.74	6.33	81.8	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	50,200	60,000	83.67	83.67	83.67	0.00	100.0	1.00
	IMPROVED	10	1,883,200	1,858,800	101.31	101.60	101.92	5.18	90.0	1.00
	TOTAL	11	1,933,400	1,918,800	100.76	99.97	101.74	6.33	81.8	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	11	0	0.0	0	0.0	1	9.1	4.5	40.9	4.5	40.9	1	9.1	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	11	0	0.0	0	0.0	1	9.1	4.5	40.9	4.5	40.9	1	9.1	0	0.0	0	0.0

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TAXATION DISTRICT 111 VILLAGE OF CAMBRIDGE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	42,300	53,000	79.81	79.81	79.81	0.00	100.0	1.00
	IMPROVED	24	3,843,700	3,666,800	104.82	106.33	103.23	7.13	83.3	1.01
	TOTAL	25	3,886,000	3,719,800	104.47	105.27	103.21	7.76	80.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	42,300	53,000	79.81	79.81	79.81	0.00	100.0	1.00
	IMPROVED	24	3,843,700	3,666,800	104.82	106.33	103.23	7.13	83.3	1.01
	TOTAL	25	3,886,000	3,719,800	104.47	105.27	103.21	7.76	80.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	24	0	0.0	0	0.0	0	0.0	12	50.0	8	33.3	4	16.7	0	0.0	0	0.0
	TOTAL	25	0	0.0	0	0.0	1	4.0	11.5	46.0	8.5	34.0	4	16.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	24	0	0.0	0	0.0	0	0.0	12	50.0	8	33.3	4	16.7	0	0.0	0	0.0
	TOTAL	25	0	0.0	0	0.0	1	4.0	11.5	46.0	8.5	34.0	4	16.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 112 VILLAGE OF COTTAGE GROVE
COUNTY 13 DANE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	9	787,100	1,299,200	60.58	56.99	49.89	69.67	33.3	0.94
	IMPROVED	68	17,582,400	16,520,250	106.43	110.16	107.88	13.61	72.1	1.04
	TOTAL	77	18,369,500	17,819,450	103.09	103.95	106.61	18.15	66.2	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	2,573,300	2,154,600	119.43	2245.87	114.20	*****	50.0	18.80
	TOTAL	4	2,573,300	2,154,600	119.43	2245.87	114.20	*****	50.0	18.80
TOTAL	VACANT	9	787,100	1,299,200	60.58	56.99	49.89	69.67	33.3	0.94
	IMPROVED	72	20,155,700	18,674,850	107.93	228.81	107.88	123.96	69.4	2.12
	TOTAL	81	20,942,800	19,974,050	104.85	209.72	106.61	117.19	64.2	2.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	9	3	33.3	0	0.0	0	0.0	1.5	16.7	1.5	16.7	0	0.0	0	0.0	3	33.3
	IMPROVED	68	1	1.5	0	0.0	8	11.8	25	36.8	24	35.3	5	7.4	3	4.4	2	2.9
	TOTAL	77	7	9.1	0	0.0	7	9.1	24.5	31.8	26.5	34.4	7	9.1	3	3.9	2	2.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
TOTAL	VACANT	9	3	33.3	0	0.0	0	0.0	1.5	16.7	1.5	16.7	0	0.0	0	0.0	3	33.3
	IMPROVED	72	1	1.4	1	1.4	8	11.1	26	36.1	24	33.3	6	8.3	3	4.2	3	4.2
	TOTAL	81	7	8.6	1	1.2	7	8.6	25.5	31.5	26.5	32.7	8	9.9	3	3.7	3	3.7

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 113 VILLAGE OF CROSS PLAINS

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	162,300	140,000	115.93	118.08	118.08	7.27	100.0	1.02
	IMPROVED	18	4,119,400	3,921,900	105.04	108.14	106.70	10.30	83.3	1.03
	TOTAL	20	4,281,700	4,061,900	105.41	109.13	107.96	10.16	80.0	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	672,500	1,000,000	67.25	67.25	67.25	0.00	100.0	1.00
	TOTAL	1	672,500	1,000,000	67.25	67.25	67.25	0.00	100.0	1.00
TOTAL	VACANT	2	162,300	140,000	115.93	118.08	118.08	7.27	100.0	1.02
	IMPROVED	19	4,791,900	4,921,900	97.36	105.99	106.12	11.74	84.2	1.09
	TOTAL	21	4,954,200	5,061,900	97.87	107.14	107.27	11.52	76.2	1.09

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	2	11.1	7	38.9	8	44.4	0	0.0	0	0.0	1	5.6
	TOTAL	20	0	0.0	0	0.0	2	10.0	8	40.0	8	40.0	1	5.0	0	0.0	1	5.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	19	0	0.0	1	5.3	1	5.3	7.5	39.5	8.5	44.7	0	0.0	0	0.0	1	5.3
	TOTAL	21	0	0.0	1	4.8	2	9.5	7.5	35.7	8.5	40.5	1	4.8	0	0.0	1	4.8

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 116 VILLAGE OF DANE
COUNTY 13 DANE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	150,400	140,000	107.43	109.99	101.17	12.76	75.0	1.02
	IMPROVED	7	1,523,200	1,497,000	101.75	101.14	102.00	6.76	85.7	0.99
	TOTAL	11	1,673,600	1,637,000	102.24	104.36	102.00	8.90	81.8	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	4	150,400	140,000	107.43	109.99	101.17	12.76	75.0	1.02
	IMPROVED	7	1,523,200	1,497,000	101.75	101.14	102.00	6.76	85.7	0.99
	TOTAL	11	1,673,600	1,637,000	102.24	104.36	102.00	8.90	81.8	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	11	0	0.0	0	0.0	0	0.0	5.5	50.0	3.5	31.8	1	9.1	1	9.1	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	1	14.3	0	0.0	0	0.0
	TOTAL	11	0	0.0	0	0.0	0	0.0	5.5	50.0	3.5	31.8	1	9.1	1	9.1	0	0.0

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TAXATION DISTRICT 117 VILLAGE OF DEERFIELD

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	105,200	132,000	79.70	80.44	80.44	7.60	100.0	1.01
	IMPROVED	13	2,475,800	2,305,050	107.41	108.87	104.89	9.57	92.3	1.01
	TOTAL	15	2,581,000	2,437,050	105.91	105.08	102.00	11.54	80.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	185,800	154,500	120.26	120.26	120.26	0.00	100.0	1.00
	TOTAL	1	185,800	154,500	120.26	120.26	120.26	0.00	100.0	1.00
TOTAL	VACANT	2	105,200	132,000	79.70	80.44	80.44	7.60	100.0	1.01
	IMPROVED	14	2,661,600	2,459,550	108.21	109.68	105.98	9.83	92.9	1.01
	TOTAL	16	2,766,800	2,591,550	106.76	106.03	103.45	11.77	75.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	0	0.0	6.5	50.0	5.5	42.3	0	0.0	0	0.0	1	7.7
	TOTAL	15	0	0.0	0	0.0	2	13.3	5.5	36.7	6.5	43.3	0	0.0	0	0.0	1	6.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	14	0	0.0	0	0.0	0	0.0	7	50.0	6	42.9	0	0.0	0	0.0	1	7.1
	TOTAL	16	0	0.0	0	0.0	2	12.5	6	37.5	6	37.5	1	6.3	0	0.0	1	6.3

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 118 VILLAGE OF DEFOREST
COUNTY 13 DANE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	24	2,063,300	1,751,700	117.79	132.12	111.40	28.46	62.5	1.12
	IMPROVED	88	18,646,500	16,157,105	115.41	117.67	112.56	12.44	71.6	1.02
	TOTAL	112	20,709,800	17,908,805	115.64	120.77	111.98	15.90	67.0	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	3,619,700	3,486,879	103.81	102.60	101.67	3.96	100.0	0.99
	TOTAL	5	3,619,700	3,486,879	103.81	102.60	101.67	3.96	100.0	0.99
TOTAL	VACANT	24	2,063,300	1,751,700	117.79	132.12	111.40	28.46	62.5	1.12
	IMPROVED	93	22,266,200	19,643,984	113.35	116.86	110.10	12.45	73.1	1.03
	TOTAL	117	24,329,500	21,395,684	113.71	119.99	110.46	15.76	70.1	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	24		0	0.0	0	0.0	1	4.2	11	45.8	4	16.7	1	4.2	3	12.5
	IMPROVED	88		0	0.0	0	0.0	6	6.8	38	43.2	25	28.4	10	11.4	6	6.8
	TOTAL	112		0	0.0	0	0.0	9	8.0	47	42.0	28	25.0	12	10.7	9	8.0
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5		0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0
	TOTAL	5		0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0
TOTAL	VACANT	24		0	0.0	0	0.0	1	4.2	11	45.8	4	16.7	1	4.2	3	12.5
	IMPROVED	93		0	0.0	0	0.0	4	4.3	42.5	45.7	25.5	27.4	10	10.8	6	6.5
	TOTAL	117		0	0.0	0	0.0	6	5.1	52.5	44.9	29.5	25.2	11	9.4	10	8.6

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 151 VILLAGE OF MAPLE BLUFF

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	22	13,572,200	14,400,500	94.25	105.33	107.44	14.67	54.6	1.12
	TOTAL	22	13,572,200	14,400,500	94.25	105.33	107.44	14.67	54.6	1.12
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	22	13,572,200	14,400,500	94.25	105.33	107.44	14.67	54.6	1.12
	TOTAL	22	13,572,200	14,400,500	94.25	105.33	107.44	14.67	54.6	1.12

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22		0	0.0	1	4.6	5	22.7	5	22.7	7	31.8	4	18.2	0	0.0
	TOTAL	22		0	0.0	1	4.6	5	22.7	5	22.7	7	31.8	4	18.2	0	0.0
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22		0	0.0	1	4.6	5	22.7	5	22.7	7	31.8	4	18.2	0	0.0
	TOTAL	22		0	0.0	1	4.6	5	22.7	5	22.7	7	31.8	4	18.2	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 152 VILLAGE OF MARSHALL

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	18	3,172,200	2,930,100	108.26	109.71	105.80	9.84	88.9	1.01
	TOTAL	18	3,172,200	2,930,100	108.26	109.71	105.80	9.84	88.9	1.01
2 - COMMERCIAL	VACANT	1	125,200	119,000	105.21	105.21	105.21	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	125,200	119,000	105.21	105.21	105.21	0.00	100.0	1.00
TOTAL	VACANT	1	125,200	119,000	105.21	105.21	105.21	0.00	100.0	1.00
	IMPROVED	18	3,172,200	2,930,100	108.26	109.71	105.80	9.84	88.9	1.01
	TOTAL	19	3,297,400	3,049,100	108.14	109.48	105.21	9.37	89.5	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	0	0.0	9	50.0	7	38.9	1	5.6	0	0.0	1	5.6
	TOTAL	18	0	0.0	0	0.0	0	0.0	9	50.0	7	38.9	1	5.6	0	0.0	1	5.6
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	0	0.0	9	50.0	7	38.9	1	5.6	0	0.0	1	5.6
	TOTAL	19	0	0.0	0	0.0	0	0.0	9.5	50.0	7.5	39.5	1	5.3	0	0.0	1	5.3

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 153 VILLAGE OF MAZOMANIE
COUNTY 13 DANE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	17	3,678,500	3,391,800	108.45	109.96	106.96	6.61	94.1	1.01
	TOTAL	17	3,678,500	3,391,800	108.45	109.96	106.96	6.61	94.1	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	272,900	145,000	188.21	188.21	188.21	0.00	100.0	1.00
	TOTAL	1	272,900	145,000	188.21	188.21	188.21	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	18	3,951,400	3,536,800	111.72	114.30	107.04	10.45	88.9	1.02
	TOTAL	18	3,951,400	3,536,800	111.72	114.30	107.04	10.45	88.9	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	17	0	0.0	0	0.0	0	0.0	8.5	50.0	7.5	44.1	0	0.0	1	5.9	0	0.0
	TOTAL	17	0	0.0	0	0.0	0	0.0	8.5	50.0	7.5	44.1	0	0.0	1	5.9	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	0	0.0	9	50.0	7	38.9	0	0.0	1	5.6	1	5.6
	TOTAL	18	0	0.0	0	0.0	0	0.0	9	50.0	7	38.9	0	0.0	1	5.6	1	5.6

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 154 VILLAGE OF MCFARLAND
COUNTY 13 DANE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	156,000	146,000	106.85	110.45	110.45	18.31	0.0	1.03
	IMPROVED	63	17,083,900	15,844,600	107.82	111.11	106.81	10.06	81.0	1.03
	TOTAL	65	17,239,900	15,990,600	107.81	111.09	106.81	10.33	78.5	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	7,791,900	9,585,600	81.29	95.63	102.22	19.08	50.0	1.18
	TOTAL	10	7,791,900	9,585,600	81.29	95.63	102.22	19.08	50.0	1.18
TOTAL	VACANT	2	156,000	146,000	106.85	110.45	110.45	18.31	0.0	1.03
	IMPROVED	73	24,875,800	25,430,200	97.82	108.99	106.46	11.36	80.8	1.11
	TOTAL	75	25,031,800	25,576,200	97.87	109.03	106.46	11.57	78.7	1.11

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	63	0	0.0	0	0.0	2	3.2	29.5	46.8	21.5	34.1	7	11.1	1	1.6	2	3.2
	TOTAL	65	0	0.0	0	0.0	3	4.6	29.5	45.4	21.5	33.1	8	12.3	1	1.5	2	3.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	2	20.0	0	0.0	1	10.0	2	20.0	3	30.0	2	20.0	0	0.0	0	0.0
	TOTAL	10	2	20.0	0	0.0	1	10.0	2	20.0	3	30.0	2	20.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	73	2	2.7	0	0.0	1	1.4	33.5	45.9	25.5	34.9	8	11.0	1	1.4	2	2.7
	TOTAL	75	2	2.7	0	0.0	2	2.7	33.5	44.7	25.5	34.0	9	12.0	1	1.3	2	2.7

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**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 157 VILLAGE OF MOUNT HOREB

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	10	642,700	676,800	94.96	98.32	104.92	24.46	30.0	1.04
	IMPROVED	57	13,390,700	12,970,311	103.24	103.66	103.44	7.69	84.2	1.00
	TOTAL	67	14,033,400	13,647,111	102.83	102.87	103.44	10.25	74.6	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	932,100	1,171,000	79.60	82.56	76.44	34.22	33.3	1.04
	TOTAL	3	932,100	1,171,000	79.60	82.56	76.44	34.22	33.3	1.04
TOTAL	VACANT	10	642,700	676,800	94.96	98.32	104.92	24.46	30.0	1.04
	IMPROVED	60	14,322,800	14,141,311	101.28	102.61	103.28	9.02	80.0	1.01
	TOTAL	70	14,965,500	14,818,111	100.99	102.00	103.28	11.28	71.4	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	10	1	10.0	0	0.0	3	30.0	1	10.0	2	20.0	2	20.0	1	10.0	0	0.0
	IMPROVED	57	1	1.8	0	0.0	3	5.3	24.5	43.0	23.5	41.2	5	8.8	0	0.0	0	0.0
	TOTAL	67	2	3.0	0	0.0	6	9.0	25.5	38.1	24.5	36.6	8	11.9	1	1.5	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
TOTAL	VACANT	10	1	10.0	0	0.0	3	30.0	1	10.0	2	20.0	2	20.0	1	10.0	0	0.0
	IMPROVED	60	2	3.3	0	0.0	4	6.7	24	40.0	24	40.0	6	10.0	0	0.0	0	0.0
	TOTAL	70	3	4.3	0	0.0	7	10.0	25	35.7	25	35.7	9	12.9	1	1.4	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 165 VILLAGE OF OREGON
 COUNTY 13 DANE
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	22	1,942,400	2,362,500	82.22	86.56	76.49	39.29	22.7	1.05
	IMPROVED	106	25,097,900	24,287,550	103.34	103.99	101.19	8.81	86.8	1.01
	TOTAL	128	27,040,300	26,650,050	101.46	100.99	100.51	12.95	75.0	1.00
2 - COMMERCIAL	VACANT	1	285,000	230,000	123.91	123.91	123.91	0.00	100.0	1.00
	IMPROVED	2	834,300	810,000	103.00	109.27	109.27	13.67	100.0	1.06
	TOTAL	3	1,119,300	1,040,000	107.63	114.15	123.91	8.04	66.7	1.06
TOTAL	VACANT	23	2,227,400	2,592,500	85.92	88.18	77.15	39.89	21.7	1.03
	IMPROVED	108	25,932,200	25,097,550	103.33	104.09	101.19	8.92	86.1	1.01
	TOTAL	131	28,159,600	27,690,050	101.70	101.30	100.55	13.05	74.1	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	22		1	4.6	1	4.6	5	22.7	4	18.2	1	4.5	1	4.6	4	18.2
	IMPROVED	106		0	0.0	0	0.0	4	3.8	49	46.2	43	40.6	6	5.7	3	2.8
	TOTAL	128		3	2.3	6	4.7	7	5.5	48	37.5	48	37.5	10	7.8	3	2.3
2 - COMMERCIAL	VACANT	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	IMPROVED	2		0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0
	TOTAL	3		0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0
TOTAL	VACANT	23		1	4.4	2	8.7	4	17.4	4.5	19.6	.5	2.2	1	4.4	4	17.4
	IMPROVED	108		0	0.0	0	0.0	4	3.7	50	46.3	43	39.8	7	6.5	3	2.8
	TOTAL	131		3	2.3	6	4.6	7	5.3	49.5	37.8	47.5	36.3	12	9.2	3	2.3

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 176 VILLAGE OF ROCKDALE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	247,500	238,000	103.99	110.20	110.20	25.78	0.0	1.06
	TOTAL	2	247,500	238,000	103.99	110.20	110.20	25.78	0.0	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	247,500	238,000	103.99	110.20	110.20	25.78	0.0	1.06
	TOTAL	2	247,500	238,000	103.99	110.20	110.20	25.78	0.0	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 181 VILLAGE OF SHOREWOOD HILL
COUNTY 13 DANE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	17	12,113,520	11,622,352	104.23	101.73	99.40	12.18	70.6	0.98
	TOTAL	17	12,113,520	11,622,352	104.23	101.73	99.40	12.18	70.6	0.98
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	17	12,113,520	11,622,352	104.23	101.73	99.40	12.18	70.6	0.98
	TOTAL	17	12,113,520	11,622,352	104.23	101.73	99.40	12.18	70.6	0.98

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	17	0	0.0	1	5.9	1	5.9	6.5	38.2	5.5	32.4	3	17.7	0	0.0	0	0.0
	TOTAL	17	0	0.0	1	5.9	1	5.9	6.5	38.2	5.5	32.4	3	17.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	17	0	0.0	1	5.9	1	5.9	6.5	38.2	5.5	32.4	3	17.7	0	0.0	0	0.0
	TOTAL	17	0	0.0	1	5.9	1	5.9	6.5	38.2	5.5	32.4	3	17.7	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 191 VILLAGE OF WAUNAKEE
COUNTY 13 DANE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	21	2,036,400	2,249,250	90.54	91.26	96.18	11.37	81.0	1.01
	IMPROVED	136	42,878,300	40,439,599	106.03	108.58	104.06	10.90	80.9	1.02
	TOTAL	157	44,914,700	42,688,849	105.21	106.26	102.34	11.44	79.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	188,500	124,900	150.92	150.92	150.92	0.00	100.0	1.00
	TOTAL	1	188,500	124,900	150.92	150.92	150.92	0.00	100.0	1.00
TOTAL	VACANT	21	2,036,400	2,249,250	90.54	91.26	96.18	11.37	81.0	1.01
	IMPROVED	137	43,066,800	40,564,499	106.17	108.89	104.07	11.15	80.3	1.03
	TOTAL	158	45,103,200	42,813,749	105.35	106.55	102.35	11.66	78.5	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	21		1	4.8	0	0.0	2	9.5	7.5	35.7	9.5	45.2	1	4.8	0	0.0
	IMPROVED	136		0	0.0	0	0.0	3	2.2	65	47.8	45	33.1	15	11.0	3	2.2
	TOTAL	157		1	0.6	0	0.0	5	3.2	72.5	46.2	51.5	32.8	19	12.1	3	1.9
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	TOTAL	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
TOTAL	VACANT	21		1	4.8	0	0.0	2	9.5	7.5	35.7	9.5	45.2	1	4.8	0	0.0
	IMPROVED	137		0	0.0	0	0.0	3	2.2	65.5	47.8	44.5	32.5	15	11.0	3	2.2
	TOTAL	158		1	0.6	0	0.0	5	3.2	73	46.2	51	32.3	19	12.0	3	1.9

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 221 CITY OF EDGERTON

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	108,000	79,500	135.85	135.85			0.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	2	108,000	79,500	135.85	135.85			0.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	108,000	79,500	135.85	135.85			0.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	2	108,000	79,500	135.85	135.85			0.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 225 CITY OF FITCHBURG

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	21	1,495,000	1,523,433	98.13	101.05	100.15	17.56	52.4	1.03
	IMPROVED	200	59,364,300	57,193,600	103.80	103.86	103.12	6.55	91.0	1.00
	TOTAL	221	60,859,300	58,717,033	103.65	103.59	103.07	7.57	86.9	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	5,365,000	6,635,000	80.86	90.80	99.15	8.99	66.7	1.12
	TOTAL	3	5,365,000	6,635,000	80.86	90.80	99.15	8.99	66.7	1.12
TOTAL	VACANT	21	1,495,000	1,523,433	98.13	101.05	100.15	17.56	52.4	1.03
	IMPROVED	203	64,729,300	63,828,600	101.41	103.67	103.06	6.64	90.6	1.02
	TOTAL	224	66,224,300	65,352,033	101.33	103.42	102.98	7.63	86.6	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	21	0	0.0	3	14.3	1	4.8	6.5	31.0	4.5	21.4	4	19.1	2	9.5	0	0.0
	IMPROVED	200	0	0.0	2	1.0	4	2.0	94	47.0	88	44.0	9	4.5	2	1.0	1	0.5
	TOTAL	221	0	0.0	5	2.3	6	2.7	99.5	45.0	92.5	41.9	15	6.8	2	0.9	1	0.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	21	0	0.0	3	14.3	1	4.8	6.5	31.0	4.5	21.4	4	19.1	2	9.5	0	0.0
	IMPROVED	203	0	0.0	2	1.0	5	2.5	94.5	46.6	89.5	44.1	9	4.4	2	1.0	1	0.5
	TOTAL	224	0	0.0	5	2.2	7	3.1	100	44.6	94	42.0	15	6.7	2	0.9	1	0.5

TAXATION DISTRICT	251	CITY OF MADISON
COUNTY	13	DANE
EQ ADMIN AREA	76	MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 255 CITY OF MIDDLETON
 COUNTY 13 DANE
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	20	2,827,600	3,176,282	89.02	89.69	83.09	19.94	60.0	1.01
	IMPROVED	168	51,172,700	50,160,349	102.02	103.80	101.91	8.84	85.1	1.02
	TOTAL	188	54,000,300	53,336,631	101.24	102.30	101.33	10.21	79.3	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	2,495,300	2,050,000	121.72	107.94	114.77	21.71	0.0	0.89
	TOTAL	4	2,495,300	2,050,000	121.72	107.94	114.77	21.71	0.0	0.89
TOTAL	VACANT	20	2,827,600	3,176,282	89.02	89.69	83.09	19.94	60.0	1.01
	IMPROVED	172	53,668,000	52,210,349	102.79	103.89	101.91	9.21	83.7	1.01
	TOTAL	192	56,495,600	55,386,631	102.00	102.41	101.33	10.51	78.1	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	20	1	5.0	0	0.0	1	5.0	8	40.0	4	20.0	4	20.0	1	5.0	1	5.0
	IMPROVED	168	0	0.0	0	0.0	7	4.2	77	45.8	66	39.3	15	8.9	1	0.6	2	1.2
	TOTAL	188	1	0.5	1	0.5	15	8.0	77	41.0	72	38.3	18	9.6	1	0.5	3	1.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
TOTAL	VACANT	20	1	5.0	0	0.0	1	5.0	8	40.0	4	20.0	4	20.0	1	5.0	1	5.0
	IMPROVED	172	0	0.0	1	0.6	7	4.1	78	45.4	66	38.4	15	8.7	3	1.7	2	1.2
	TOTAL	192	1	0.5	2	1.0	15	7.8	78	40.6	72	37.5	18	9.4	3	1.6	3	1.6

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**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 258 CITY OF MONONA

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	10,200	23,000	44.35	52.09	40.84	62.24	0.0	1.17
	IMPROVED	95	23,179,600	22,038,645	105.18	107.77	102.00	16.11	61.1	1.02
	TOTAL	99	23,189,800	22,061,645	105.11	105.52	101.14	17.57	57.6	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	6,684,600	5,130,000	130.30	115.99	115.44	17.22	50.0	0.89
	TOTAL	4	6,684,600	5,130,000	130.30	115.99	115.44	17.22	50.0	0.89
TOTAL	VACANT	4	10,200	23,000	44.35	52.09	40.84	62.24	0.0	1.17
	IMPROVED	99	29,864,200	27,168,645	109.92	108.10	102.00	16.25	60.6	0.98
	TOTAL	103	29,874,400	27,191,645	109.87	105.93	101.14	17.65	57.3	0.96

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	2	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	25.0	1	25.0
	IMPROVED	95	0	0.0	2	2.1	10	10.5	35.5	37.4	22.5	23.7	17	17.9	5	5.3	3	3.2
	TOTAL	99	3	3.0	2	2.0	9	9.1	35.5	35.9	21.5	21.7	19	19.2	5	5.1	4	4.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
TOTAL	VACANT	4	0	0.0	2	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	25.0	1	25.0
	IMPROVED	99	0	0.0	2	2.0	10	10.1	37.5	37.9	22.5	22.7	18	18.2	6	6.1	3	3.0
	TOTAL	103	3	2.9	2	1.9	9	8.7	37.5	36.4	21.5	20.9	20	19.4	6	5.8	4	3.9

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 281 CITY OF STOUGHTON
COUNTY 13 DANE
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	152,800	213,000	71.74	87.59	98.96	14.89	66.7	1.22
	IMPROVED	109	20,025,300	19,231,301	104.13	109.52	102.93	13.20	80.7	1.05
	TOTAL	112	20,178,100	19,444,301	103.77	108.93	102.89	13.27	80.4	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	3,677,500	7,237,000	50.82	116.68	99.69	60.67	33.3	2.30
	TOTAL	3	3,677,500	7,237,000	50.82	116.68	99.69	60.67	33.3	2.30
TOTAL	VACANT	3	152,800	213,000	71.74	87.59	98.96	14.89	66.7	1.22
	IMPROVED	112	23,702,800	26,468,301	89.55	109.71	102.89	14.46	79.5	1.23
	TOTAL	115	23,855,600	26,681,301	89.41	109.13	102.85	14.49	79.1	1.22

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	109	0	0.0	1	0.9	4	3.7	49.5	45.4	38.5	35.3	9	8.3	4	3.7	3	2.8
	TOTAL	112	0	0.0	2	1.8	4	3.6	50	44.6	40	35.7	9	8.0	4	3.6	3	2.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
TOTAL	VACANT	3	0	0.0	1	33.3	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	112	1	0.9	1	0.9	4	3.6	50	44.7	39	34.8	9	8.0	4	3.6	4	3.6
	TOTAL	115	1	0.9	2	1.7	4	3.5	50.5	43.9	40.5	35.2	9	7.8	4	3.5	4	3.5

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT 282 CITY OF SUN PRAIRIE

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	25	1,570,300	1,478,900	106.18	106.58	107.60	6.01	100.0	1.00
	IMPROVED	208	45,107,900	43,887,903	102.78	103.53	102.75	5.78	93.3	1.01
	TOTAL	233	46,678,200	45,366,803	102.89	103.86	103.17	5.87	92.7	1.01
2 - COMMERCIAL	VACANT	1	443,700	500,000	88.74	88.74	88.74	0.00	100.0	1.00
	IMPROVED	16	17,467,600	16,803,400	103.95	103.13	100.79	5.90	87.5	0.99
	TOTAL	17	17,911,300	17,303,400	103.51	102.28	100.00	6.26	94.1	0.99
TOTAL	VACANT	26	2,014,000	1,978,900	101.77	105.89	106.16	6.54	96.2	1.04
	IMPROVED	224	62,575,500	60,691,303	103.10	103.50	102.64	5.80	92.9	1.00
	TOTAL	250	64,589,500	62,670,203	103.06	103.75	102.85	5.93	92.4	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	25		0	0.0	0	0.0	12.5	50.0	12.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	208		0	0.0	4	1.9	100	48.1	94	45.2	10	4.8	0	0.0	0	0.0
	TOTAL	233		0	0.0	4	1.7	112.5	48.3	103.5	44.4	13	5.6	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	1		0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	16		0	0.0	1	6.3	7	43.8	7	43.8	1	6.3	0	0.0	0	0.0
	TOTAL	17		0	0.0	0	0.0	8.5	50.0	7.5	44.1	1	5.9	0	0.0	0	0.0
TOTAL	VACANT	26		0	0.0	0	0.0	12	46.2	13	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	224		0	0.0	5	2.2	107	47.8	101	45.1	11	4.9	0	0.0	0	0.0
	TOTAL	250		0	0.0	5	2.0	120	48.0	111	44.4	14	5.6	0	0.0	0	0.0

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

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TAXATION DISTRICT 286 CITY OF VERONA

COUNTY 13 DANE

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	19	1,663,800	1,729,400	96.21	96.63	94.28	8.18	89.5	1.00
	IMPROVED	94	23,697,100	22,574,050	104.97	106.10	103.79	6.07	94.7	1.01
	TOTAL	113	25,360,900	24,303,450	104.35	104.51	103.00	6.67	87.6	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	946,300	1,202,000	78.73	86.89	86.89	15.72	0.0	1.10
	TOTAL	2	946,300	1,202,000	78.73	86.89	86.89	15.72	0.0	1.10
TOTAL	VACANT	19	1,663,800	1,729,400	96.21	96.63	94.28	8.18	89.5	1.00
	IMPROVED	96	24,643,400	23,776,050	103.65	105.70	103.69	6.29	92.7	1.02
	TOTAL	115	26,307,200	25,505,450	103.14	104.20	102.96	6.83	87.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	19		0	0.0	0	0.0	9.5	50.0	7.5	39.5	2	10.5	0	0.0	0	0.0
	IMPROVED	94		0	0.0	0	0.0	47	50.0	42	44.7	4	4.3	0	0.0	1	1.1
	TOTAL	113		0	0.0	0	0.0	51.5	45.6	47.5	42.0	8	7.1	0	0.0	1	0.9
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2		0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2		0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
TOTAL	VACANT	19		0	0.0	0	0.0	9.5	50.0	7.5	39.5	2	10.5	0	0.0	0	0.0
	IMPROVED	96		0	0.0	1	1.0	47	49.0	42	43.8	5	5.2	0	0.0	1	1.0
	TOTAL	115		0	0.0	0	0.0	51.5	44.8	48.5	42.2	8	7.0	0	0.0	1	0.9

TAXATION DISTRICT 106 VILLAGE OF BELLEVILLE

COUNTY	13	DANE	23	GREEN
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EQ ADMIN AREA	76	MADISON	76	MADISON
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CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	32,800	12,700	258.27	258.27	258.27	0.00	100.0	1.00
	IMPROVED	22	3,843,900	3,393,900	113.26	115.16	109.49	13.01	72.7	1.02
	TOTAL	23	3,876,700	3,406,600	113.80	121.38	113.49	17.55	78.3	1.07
2 - COMMERCIAL	VACANT	2	488,200	387,386	126.02	126.07	126.07	1.90	100.0	1.00
	IMPROVED	1	589,300	611,000	96.45	96.45	96.45	0.00	100.0	1.00
	TOTAL	3	1,077,500	998,386	107.92	116.20	123.67	8.63	66.7	1.08
TOTAL	VACANT	3	521,000	400,086	130.22	170.14	128.47	34.92	66.7	1.31
	IMPROVED	23	4,433,200	4,004,900	110.69	114.34	105.48	13.29	65.2	1.03
	TOTAL	26	4,954,200	4,404,986	112.47	120.78	116.20	16.56	65.4	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)																		
			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22	0	0.0	0	0.0	0	0.0	11	50.0	5	22.7	4	18.2	2	9.1	0	0.0
	TOTAL	23	0	0.0	0	0.0	0	0.0	11.5	50.0	6.5	28.3	3	13.0	1	4.4	1	4.4
2 - COMMERCIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	23	0	0.0	0	0.0	0	0.0	11.5	50.0	3.5	15.2	4	17.4	4	17.4	0	0.0
	TOTAL	26	0	0.0	0	0.0	4	15.4	9	34.6	8	30.8	4	15.4	0	0.0	1	3.9

TAXATION DISTRICT	111	VILLAGE OF CAMBRIDGE		
COUNTY	13	DANE	28	JEFFERSON
EQ ADMIN AREA	76	MADISON	76	MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	42,300	53,000	79.81	79.81	79.81	0.00	100.0	1.00
	IMPROVED	26	4,148,800	3,960,100	104.77	106.14	103.23	6.88	84.6	1.01
	TOTAL	27	4,191,100	4,013,100	104.44	105.17	103.21	7.46	81.5	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	42,300	53,000	79.81	79.81	79.81	0.00	100.0	1.00
	IMPROVED	26	4,148,800	3,960,100	104.77	106.14	103.23	6.88	84.6	1.01
	TOTAL	27	4,191,100	4,013,100	104.44	105.17	103.21	7.46	81.5	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)																
		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER		
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	26	0	0.0	0	0.0	0	0.0	13	50.0	9	34.6	4	15.4	0	0.0	0	0.0
	TOTAL	27	0	0.0	0	0.0	1	3.7	12.5	46.3	9.5	35.2	4	14.8	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	26	0	0.0	0	0.0	0	0.0	13	50.0	9	34.6	4	15.4	0	0.0	0	0.0
	TOTAL	27	0	0.0	0	0.0	1	3.7	12.5	46.3	9.5	35.2	4	14.8	0	0.0	0	0.0